

MONDAY, JULY 22, 1991 CONTINUED

he owns a business on the abutting property and has entered into a contract for this property. He has no plans for the property at this time except to place a warehouse type building which would be close to property he already owns.

Ronald Nance, Manuel Pineiro, Dave Reeder, Kathy Matthews and Jan Gaylord spoke against the application. They expressed concerns regarding deterioration of area, increased traffic, noise and damage to streets by heavy trucks. They stated a petition with 66 names on it against this zoning application has been presented previously to Commissioners. They would like to see this sent back to Owasso Planning Commission. Ronald Young and Paul Young stated they were not opposed to the application and felt it would help property values. Steve Compton stated the Owasso Planning Commission recommended IM be granted in accordance with Owasso Comprehensive Plan and allow extension of IL to serve as buffer and transition between the IM and the residential uses on the east and try to separate the traffic from those uses. Ray Jordan, County Engineer, stated at this time they are repairing the access road and it will have industrial strength capacity. Ron Fields, County Inspector, stated this area is in 500 year floodplain and there are no elevation requirements when building. Dick stated he would like to see this property developed but would like to see it done under a PUD. Motion made by Selph, seconded by Dick, to approve IL zoning on the entire tract as recommended by the Planning Commission with the requirement of a PUD. Upon roll call, Dick, yes; Selph, yes; Harris, yes. Motion carried. (Clerk's Misc. File No. 140437)

Chairman stated a five minutes recess will now be taken.

Meeting reconvened at 5:15 p.m.

Coming on for a hearing is Zoning Application CZ-191, Ray T. Hatfield, Applicant, tract located South of the SE/c of E. 116th St. No. and No. Garnett Road. Chairman stated \$50. publication fee has been paid and the hearing will proceed. Bob Gardner, TMAPC, stated the Planning Commission voted to recommend denial of CG zoning and approval of CS zoning. Chairman asked if anyone was present to speak for or against the application. Mr. Hatfield, Applicant, was present and stated he is in agreement with CS if it allows the business to continue but would prefer CG. He will get with Mr. Gardner to check on going before the Board of Adjustment. Wayne Vines, property owner across the street, requested this application be denied. He feels this is a seven day garage sale and is a detriment to the area. Steve Compton stated the Owasso Planning Commission approved CS zoning. Moved by Dick, seconded by Selph, to approve CS zoning as recommended by Planning Commission and Planning Commission staff. Upon roll call, Dick, yes; Selph, yes; Harris, yes. Motion carried. (Clerk's Misc. File No. 140438)

Moved by Selph, seconded by Dick, to approve and authorize execution by Chairman, Resolution for Publication CZ-189 and PUD 469, Larkin Bailey Trust, Applicant, approved July 15, 1991. Upon roll call, Dick, yes; Selph, yes; Harris, yes. Motion carried. (Clerk's Misc. File No. 140310)